This instrument prepared by:

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BILL GARRETT, Davidson County
Trans:T20110047771 DEEDWARR
Recvd: 08/04/11 15:21 3 pgs
Fees:18.00 Taxes:610.50
20110804-0060131

WARRANTY DEED

New Owner and Address:	**Send Tax Bills to:**	**Map No: 128-14-0**
James K. Loftis, et ux 917 Belden Way Nashville, Tennessee 37221	SAME	**Parcel No: 059.00**

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STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual consideration for this transfer for recording tax purposes is One Hundred Sixty-Five Thousand Dollars and no cents ($165,000.00), and such other mutual promises of value.

Ruth A. Wall
Ruth A. Wall

Sworn to and subscribed before me on this 2nd day of August, 2011.

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 03-04-13

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FOR AND IN CONSIDERATION of the sum of Ten Dollars and no cents ($10.00), and such other mutual promises of value, RUTH A. WALL, has bargained and sold, and by these presents does hereby transfer and convey to JAMES K. LOFTIS, and wife JENNIFER E. LOFTIS, their heirs and assigns, all of her right, title, and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows, to wit:

> BEING Lot No. 51 on the Plan of Harpeth Park, Section II, of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Ruth A. Wall, by deed of record in Book 7546, page 361, Register's Office for Davidson County, Tennessee.
>
> This is improved commercial property (residential duplex) known as 233 Camelot Drive, Nashville, Tennessee 37221 and 8067 Esterbrook Drive, Nashville, Tennessee 37221.
>
> The above-described property is not the principal place of residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of August, 2011.

Ruth A. Wall

Ruth A. Wall

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named Ruth A. Wall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose contained therein.

Sworn to and subscribed before me on this
2nd day of August, 2011.

Notary Public

My commission expires: 03 04-13

